RESOLUTION NO. 75918

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOSE ADOPTING THE DRY-FERMENTATION ANAEROBIC DIGESTION FACILITY PROJECT MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of San José prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the Dry-Fermentation Anaerobic Digestion Facility Project under Planning File No. SP09-057(the "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively, "CEQA"); and

WHEREAS, the Dry Fermentation Anaerobic Digestion Facility Project (the "Project") analyzed under the Initial Study/Mitigated Negative Declaration consists of the construction of a 270,000 - ton per year dry fermentation anaerobic digestion facility on approximately 37.91 acres to process the organic portion of solid waste, and the facility would include three, 60,000 square foot buildings, incidental office space, biofilters, outdoor space for aerated curing piles, screening and stockpiling finished materials, six power generators, and three emergency generators; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation and such a mitigation monitoring and reporting program has been prepared for the Project for consideration by the decision maker of the City of San José as lead agency for the

Project (the "Mitigation Monitoring and Reporting Program"), which Mitigation Monitoring and Reporting Program is attached hereto as EXHIBIT A; and

WHEREAS, the City of San José is the lead agency on the Project, and the City Council is the decision-making body for the initial action to be taken that would propose approval to construct the Project; and

WHEREAS, the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

THAT THE CITY COUNCIL does hereby make the following findings:

A. it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration together with related comments received, responses to those comments, and other information in the record, and has considered the information contained therein, prior to acting upon or approving the Project; and

B. the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA; and

C. after considering the entire record of proceedings on the Initial Study/Mitigated Negative Declaration, there is no substantial evidence that the Project, as proposed to be implemented, will have a significant effect on the environment; and

D. the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.

THAT THE CITY COUNCIL designates the Director of Planning, Building and Code Enforcement at the Director's Office at 200 East Santa Clara Street, 3rd Floor Tower, San José, California 95113, as the custodian of documents and materials and the location of records of proceedings on which this decision is based.

THAT THE CITY COUNCIL does hereby adopt the Initial Study/Mitigated Negative Declaration and the related Mitigation Monitoring and Reporting Program prepared for

the Project. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) as previously noted, on file in the Office of the Director of Planning, located at 200 East Santa Clara Street 3rd Floor Tower, San José, CA 95113 and (2) available for inspection by any interested person.

ADOPTED this 21st day of June, 2011, by the following vote:

AYES:	CAMPOS, CHU, CONSTANT, HERRERA, KALRA, LICCARDO, NGUYEN, OLIVERIO, PYLE, ROCHA; REED.
NOES:	NONE.
ABSENT:	NONE.
DISQUALIFIED:	NONE.

Chuck Reed

CHUCK REED, Mayor

ATTEST:

DENNIS D. HAWKINS, CMC
City Clerk

EXHIBIT "A"

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, DIRECTOR

MITIGATION MONITORING AND REPORTING PROGRAM
For Dry-Fermentation Anaerobic Digestion Facility Project
(File no.: SP09-057)

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Air Quality				
Construction of the proposed project could result in significant air quality impacts associated with dust and particulates.	The project proposes to implement the following BAAQMD mitigation measures during all phases of construction and soil stockpiling, to prevent visible dust emissions from leaving the site: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number for contractor representative to contact	Project Proponent	Include the identified dust control measures in contract specifications and documents.	Implement dust control measures during the entire construction period.

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	regarding dust complaints. This person shall respond and take corrective action within 48 hours. The City's Code Enforcement's phone number (408-535-7770) and BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.			

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources				
Construction and grading activities could contaminate adjacent aquatic and wetland habitat.	The project will incorporate Best Management Practices (BMPs) to minimize impacts in the surrounding wetland environment. These measures will be outlined within the project's Stormwater Pollution Prevention Plan (SWPPP): • No debris, soil, silt, sand, bark, slash, sawdust, cement, concrete, washings, petroleum products or other organic or earthen material shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into aquatic or wetland habitat. • Standard erosion control and slope stabilization measures will be required for work completed in any area where erosion could lead to sedimentation of a wetland or waterbody. For example, silt fencing will be installed just outside the limits of grading and construction in any areas where such activities will occur upslope from, and within 50 feet of, any wetland, aquatic, or marsh habitat. This silt fencing will be inspected and maintained regularly throughout the duration of construction. • Machinery will be refueled at least 50 feet from any aquatic habitat, and a spill prevention and response plan will be developed. All workers will be informed of the importance of preventing spills and of the appropriate	Project Proponent	Include the identified measures in contract specifications and documents.	Implement measures during the entire construction period.

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	Biological Resources			
	measures to take should a spill occur. Dust suppression (*e.g.*, using watering trucks) will be implemented during all grading, construction, and soil stockpiling activities that have the potential to mobilize dust to keep dust from being transported to vegetated wetlands nearby. If soil stockpiles are to remain on the site for long periods of time prior to the start of grading, they will be hydroseeded so that vegetation will suppress dust and inhibit erosion.			
Construction of the proposed project could result in impacts to burrowing owl individuals and/or occupied burrows. With implementation of the following measures, potential impacts to burrowing owls will be reduced to less-than-significant levels.	The following mitigation measures will avoid significant impacts to individual burrowing owls or occupied burrows: • Pre-construction surveys for burrowing owls shall be completed on the site in conformance with CDFG protocols, no more than 14 days prior to the start of any ground-disturbing activity such as clearing and grubbing, excavation, or grading, or any similar activity within 250 feet of suitable habitat that could disturb nesting owls. If no burrowing owls are located during these surveys, no additional action would be warranted. However, if burrowing owls are located on or immediately adjacent to impact areas the following mitigation measures will be implemented. • If burrowing owls are present during the nonbreeding season (generally September 1 to January 31), a 160-foot buffer zone, within which no new project-related activity will be permissible, shall be maintained around the occupied burrow(s). A reduced buffer is acceptable during the non-breeding season as long as construction avoids direct impacts to the burrow(s) used by the owls. During the breeding season (generally February 1 to	Project Proponent	The project proponent shall retain a qualified biologist to conduct the burrowing owl survey and monitoring and, if required, coordination with the California Department of Fish and Game. The results of the biologist's survey/monitoring (and relocation plan if required) shall be documented and a report shall be submitted to the Environmental Principal Planner in the Department of Planning, Building and Code Enforcement. The Environmental Principal Planner in the Department of Planning, Building and Code Enforcement shall be notified immediately if burrowing owls are found during the survey.	Surveys and/or monitoring shall be conducted no more than 30 days prior to the onset of construction. Immediately notify the Environmental Principal Planner in the Department of Planning, Building and Code Enforcement if burrowing owls are found during the survey.

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources				
	August 31), a 250-foot buffer, within which no new project-related activity will be permissible, shall be maintained between project activities and occupied burrows. Owls present at burrows on the site after February 1 will be assumed to be nesting on or adjacent to the site unless evidence indicates otherwise. This protected area will remain in effect until August 31, or based upon monitoring evidence, until the young owls are foraging independently. • If ground-disturbing activities will directly impact occupied burrows, the owls occupying burrows to be disturbed shall be evicted during the non-nesting season by a qualified ornithologist. No burrowing owls shall be evicted from burrows during the nesting season (February 1 through August 31) unless evidence indicates that nesting is not actively occurring (*e.g.*, because the owls have not yet begun nesting early in the season, or because young have already fledged late in the season). If any roosting or breeding owls must be relocated (*i.e.*, after the nesting season has ended), mitigation of impacts to lost habitat for relocated owls shall be provided. Given the relatively low quality of foraging habitat on the project site, appropriate mitigation would consist of providing 6.5 acres of suitable habitat off-site for every pair (or single owl, if unpaired) of owls displaced by the project. This mitigation may take the form of the purchase of credits in a burrowing owl mitigation bank or the preservation and management of the required habitat acreage off-site. If mitigation is provided via off-site habitat preservation and management, a Burrowing Owl Habitat Management Plan shall be prepared by a qualified biologist and			

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources				
	implemented. This plan shall detail the location of the mitigation site, the means of preservation of the site (*i.e.*, via a conservation easement), any enhancement and management measures necessary to ensure that habitat for burrowing owls is maintained in the long term, a monitoring program, and the size of an endowment established for the long-term maintenance of the site. The mitigation site must be managed to provide habitat that is of equal or greater habitat quality, in terms of vegetation height and density and the density of potential nesting and roosting burrows, as compared to the impact site.			
The proposed project could result in impacts to salt harvest mice/salt marsh wandering shrew individuals, and/or suitable habitat.	The following mitigation measure will reduce significant impacts to salt harvest mice/salt marsh wandering shrew individuals, and/or suitable habitat to a less than significant level. The consulting biologist have reviewed the operations and lighting plan and concluded that the following measures will reduce impacts to the adjacent marsh habitat to less than significant. • Where lights are installed, they shall be placed on the perimeter of the facility and directed downward and inward toward the facility roads and buildings, away from the marsh and adjacent grasslands, thus limiting the amount of light spilling into areas outside of the facility. • Shielding shall be installed on each light to block illumination from shining upward or outward into the marsh and adjacent grasslands. Overhead lighting is to be kept as low as possible.	Project Proponent	Include the identified measures in contract specifications and documents.	Implement measures during the design and operation.
The proposed project would result in the removal of over 20 non-native ordinance sized trees which is a significant biological impact.	The following mitigation measures will reduce significant tree impacts to a less than significant level. • All trees that are to be removed shall be	Project Proponent Certified Arborist	Include the identified measures in contract specifications and documents.	Prior to approval of Tree Removal.

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources				
	replaced at the following ratio: Non-native trees 18-in diameter or greater replace at 4:1 with 24-in box trees. Trees greater than 18-in diameter shall not be removed unless a Tree Removal Permit or equivalent, has been approved for the removal of trees. • Based on the above ratio, the project is required to provide 136 replacement trees. Mitigation trees should be above and beyond standard landscaping. The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement. • In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the City's Environmental Principal Planner, at the development permit stage: – The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees. – An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Jaime Ruiz, PRNS Landscape Maintenance Manager, at 975-7214 or Jaime.Ruiz@sanjoseca.gov for specific park locations in need of trees. – A donation of $300 per mitigation tree to Our City Forest for in-lieu off-site tree		The tree planting plan shall be submitted to the Environmental Principal Planner in the Department of Planning, Building and Code Enforcement and City Arborist for review and approval.	

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources				
	planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our City Forest, at (408) 998-7337 x106 to make a donation. A donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to issuance of a development permit.			

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Geology and Soils				
Construction of the proposed facility could result in adverse impacts due to short-term and long-term settlement of underlying refuse.	The proposed project will include one of two types of foundations as indicated in the *Geotechnical Report* to reduce impacts associated with long-term settlement due to decomposition of underlying refuse: Grid Foundation: A shallow foundation option consisting of "floating" grids connected by control joints and hinged slabs, which may actively accommodate anticipated differential settlement without the need to drive piles.	Project Proponent/Project Civil Engineer, and City Geologist	City Geologist will review and approve all foundation techniques and plans.	Prior to issuance of grading permits by City Geologist

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Geology and Soils				
	Or, Pile Foundation: A deep foundation option using precast concrete piles driven to a depth of approximately 100 feet depending on the size used. The selected foundation will be subject to review and approval by the City Geologist prior to issuance of grading permits. If pile driving is selected, RWQCB oversight and approval will be required in order to drive piles in municipal solid waste.			

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Hazards and Hazardous Materials				
Construction of the proposed buildings and enclosed work areas on the project site could pose a risk to construction workers and future occupants of the site due to the buildup of landfill gases emissions such as methane and	According to the regulatory requirements of Title 27 of the CCR, enclosed structures proposed to be built on landfills will require combustible gas infiltration protection and monitoring features. Protection measures can include a combination of below-slab membrane and venting systems, and	Project Proponent	LEA/CalRecycle will review and approve as part of the Post Closure End Use and the Director of Public Works will review prior to issuance of building permits.	Prior to issuance of a grading and building permits

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	Hazards and Hazardous Materials			
petroleum.	gas cut-offs for utility trenches or conduit penetrations. Specific protection measures will be a function of building design, occupancy, and foundation requirements. Regulations also require that automatic methane gas sensor systems be installed in building interiors. These monitoring systems can be equipped with communication devices to notify response personnel in the event elevated combustible gas concentrations are present in the building interior. As stipulated in the draft Field Workplan (Appendix E of Initial Study), a surface sweep and a bar-hole punch investigation will be completed to determine if there are any areas of concern for methane migration and accumulation in both the surface cover layer and in the upper portions of the cover soils. Five to ten exploratory borings will be completed through the cover soils into unsaturated waste to test for soil gas. The boring locations will be based on the results of the surface sweep and a bar-hole punch investigation. This analysis will test for methane, solvents, volatile organic compounds, and petroleum hydrocarbons. These results will determine the specific locations for installing subsurface landfill gas monitoring. The results of this assessment will be disclosed in a final report and will be provided to the LEA/CalRecycle for review and approval as part of the Post Closure End Use and to the Director of Public Works for review prior to issuance of building permits. A Health and Safety Plan shall be prepared prior to initiation of site grading work in accordance with landfill industry guidelines and known site conditions. It shall include an assessment of		The Health and Safety Plan shall be submitted to the Director of Planning, Building and Code Enforcement, and Director of Public Works, for review and approval.	

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	Hazards and Hazardous Materials			
	potential hazards, provisions for air quality, combustible gas and dust monitoring, procedures for identifying and handling special wastes or liquids, requirements for protective clothing and equipment, emergency response steps and recordkeeping procedures. The Health and Safety Plan shall be submitted to the Director of Planning, Building and Code Enforcement, and Director of Public Works, prior to issuance of a grading permit.			
Improvements to the project site could increase the risk of off-site gas migration.	According to the regulatory requirements of Title 27 of the CCR, perimeter subsurface monitoring wells shall be installed around the waste deposit perimeter but not within refuse and shall be located at or near the site property boundary. The lateral spacing between adjacent monitoring wells shall not exceed 1,000 feet, unless it can be established to the satisfaction of the designated enforcement agency that the spacing shall be determined based upon the nature of the structure to be protected and its proximity to the refuse. The depth of the wellbore shall equal the maximum depth of waste above the permanent low seasonal water table, and the number and depths of monitoring probes within the wellbore shall be installed in accordance with the specified criteria (CCR 27 §20925(c)(1)(E)). Monitoring wells shall be drilled by a licensed drilling contractor, and meet the other requirements for monitoring wells construction. As outlined in the draft Field Workplan (Appendix E of the Initial Study), potential gas migration pathways from the landfill to adjacent off-site structures and other receptors will be identified in order to determine the locations of gas migration monitoring. As described in the draft Field Workplan, soil-gas, soil, and groundwater samples will be collected using a direct-push technology	Project Proponent	LEA/CalRecycle and Director of Public Works will review and approve as part of the Post Closure End Use and the Director of Public Works will review prior to issuance of building permits.	Prior to issuance of a grading and building permits

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Hazards and Hazardous Materials				
	(DPT) rig at as many as six boring locations outside of the perimeter of the waste footprint to determine the appropriate monitoring locations. Locations of all monitoring wells shall be approved by LEA and CalRecycle as part of the Post Closure End Use activity and the Director of Public Works prior to issuance of building permits.			
Implementation of the proposed project could expose construction workers of the site to a significant risk associated with the disturbance of the NOA stockpile and asbestos-containing building materials.	The applicant shall prepare an Asbestos Dust Mitigation Plan to ensure worker safety during planned construction activities. The Asbestos Dust Mitigation Plan will be reviewed and approved by the Director of Planning, Building and Code Enforcement, and the Environmental Services Department prior to issuance of a grading permit.	Project Proponent	Asbestos Dust Mitigation Plan will be reviewed and approved by the Director of Planning, Building and Code Enforcement, and the Environmental Services Department.	Prior to issuance of a grading permit.

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Hydrology and Water Quality				
The proposed project will increase impervious surfaces on the site and may introduce pollutants into post-project stormwater.	Implementation of the following mitigation measures, consistent with NPDES Permit and City Policy requirements, will reduce water quality impacts to surface water quality from the increase in impervious surfaces on the site to less than significant levels: • Prior to the issuance of a Special Use Permit, the applicant must provide details of specific proposed Best Management Practices (BMPs) and Treatment Control Measures (TMCs), including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement. • The project shall comply with Provision C.3 of NPDES permit Number CAS0299718, which	Project Proponent Civil Engineer	Director of Planning, Building and Code Enforcement and Director of Public Works shall review and approve all stormwater permit requirements.	Prior to the issuance of a Special Use Permit.

Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	Hydrology and Water Quality			
	provides enhanced performance standards for the management of stormwater from new development. • The project shall comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs for all projects and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for numerically sized (or hydraulically sized) TCMs. • The project shall comply with CCR, Title 27 drainage and erosion standards and minimum-slope requirements, through the requirements for a Post Closure End Use activity.			
Construction of the proposed project could cause a significant temporary increase in the amount of contaminants in stormwater runoff during construction.	Implementation of the following mitigation measures, consistent with NPDES Permit and City Policy requirements, along with Biological Resources Mitigation Measures 1.1 to 1.2, will reduce potential construction impacts to surface water quality to less than significant levels: **Construction Measures** The following mitigation measures, based on RWQCB Best Management Practices, are included in the proposed project to ensure compliance with NPDES permit requirements to reduce construction related water quality impacts: • During construction, burlap bags filled with drain rock will be installed around storm drains to route sediment and other debris away from the drains. • During construction, earthmoving or other dust-producing activities will be suspended during periods of high winds. • During construction, all exposed or disturbed soil surfaces will be watered at least twice daily to control dust as necessary.	Project Proponent	Include the identified measures in contract specifications and documents.	During construction

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	Hydrology and Water Quality			
	• During construction, stockpiles of soil or other materials that can be blown by the wind will be watered or covered. • During construction, all trucks hauling soil, sand, and other loose materials will be covered and/or all trucks will be required to maintain at least two feet of freeboard. • During construction, all paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites will be swept daily (with water sweepers). • During construction, vegetation in disturbed areas will be replanted as quickly as possible. • Prior to construction grading for the proposed land uses, the applicant will file a "Notice of Intent" (NOI) to comply with the General Permit administered by the Regional Board and will prepare a Stormwater Pollution Prevention Plan (SWPPP) which addresses measures that would be included in the amendment to minimize and control construction and post-construction runoff. The following measures would be included in the SWPPP: – Preclude non-stormwater discharges to the stormwater system. – Effective, site-specific Best Management Practices for erosion and sediment control during the construction and post-construction periods. – Coverage of soil, equipment, and supplies that could contribute non-visible pollution prior to rainfall events or perform monitoring of runoff. – Perform monitoring of discharges to the stormwater system.			

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Environmental Impacts	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Noise				
Operation of the proposed project could cause a significant increase in the noise levels at the nearby Environmental Education Center.	The proposed generators shall be designed so as to minimize impacts on surrounding uses, especially the Environmental Education Center located northwest of the site. Noise barriers or acoustical enclosures shall be provided to avoid substantially increasing noise levels. If rooftop-mounted equipment is used, it shall be shielded from the noise sensitive land uses by rooftop screens or perimeter parapet walls, noise control baffles, sound attenuators, or enclosures. If the equipment is mounted at ground level, mechanical equipment enclosures or noise barriers at the western and northern borders of the project shall be incorporated. These measures would provide a minimum of 5 dBA of noise reduction, lowering project operational noise levels to 54 dBA DNL and would reduce overall noise levels to 59 dBA DNL or less at the Environmental Education Center. These measures would also lower project operational noise levels at the property line from 61 to 69 dBA DNL. Therefore, project operations would not increase noise levels at noise sensitive areas by more than 3 dBA DNL.	Project Proponent	Include the identified measures in contract specifications and documents.	Implement measures during the design and operation.